

CITY OF VANCOUVERSPECIAL COUNCIL - OCTOBER 26, 1976PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 26, 1976, at 7:30 p.m., in St. James United Church Hall, 3214 West 10th Avenue, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips  
 Aldermen Bird, Cowie, Harcourt, Kennedy,  
 Marzari, Rankin, Sweeney and  
 Volrich  
 Alderman Boyce (part of the proceedings only)

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird

SECONDED by Ald. Sweeney

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Rezoning - West Broadway

An application has been received from the Director of Planning to amend Zoning and Development By-law No. 3575 as follows:

- A. To Establish Two New District Schedules To Be Known And Described As:

(C-2C) Commercial District  
 (C-2C1) Commercial District

- B. To rezone the following areas whereby:

- i) Generally both sides of West Broadway between Trutch and Stephens Streets be rezoned from (C-2) Commercial District to (C-2C) Commercial District, commonly known as the core area.
- ii) Generally both sides of West Broadway between Stephens and Larch Streets;

AND

Generally both sides of West Broadway between Collingwood and Trutch Streets;

be rezoned from (C-2) Commercial District to (C-2C1) Commercial District. Both are commonly known as the fringe areas.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

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Rezoning - West Broadway (cont'd)

The Director of Planning submitted the following amendments to the (C-2C) and (C-2C1) Commercial District Schedules approved by Council on July 27, 1976 and recommended they be approved:

1. Subsection B of Section 1 - Conditions of Use - be amended by deleting all the words after "facilities" and substituting in lieu thereof the following "a restaurant and the display of flowers and small plants or a gasoline service station (subject to the provisions of Section 11(10) of this By-Law.)"
2. Clause (b), Subsection A of Section 1 be deleted and the following substituted in lieu thereof:  
  
"in all cases there shall be provided an uninterrupted building frontage along the street, except in the case where shopping or pedestrian courtyards or other features benefiting pedestrian character are provided."
3. Subsection F of Section 1 be amended by deleting the word "height" in the fourth line and deleting the word "on" and substituting the word "along" in lieu thereof in the fifth line.
4. Subsection A of Section 2 be amended by deleting the words "retail on premises" immediately after the words "Stamp Shop (rubber and metal) and" and substituting in lieu thereof the words "must include retailing on the premises."

The Mayor requested the Clerk to read the Agenda for the information of those present.

Ms. J. Hlavach, Area Planning Division reviewed the proposed C-2C and C-2C1 Commercial District Schedules. A comparison of differences between the C-2, C-2C and C-2C1 District Schedules was distributed at the meeting (copy on file in the City Clerk's office).

The Mayor read a letter dated October 21, 1976 (on file in the City Clerk's office) from Mr. G. Wilson, representing May Enterprises Ltd., owners of the building at 2736 West Broadway, opposing the proposed rezoning to allow residential as the only use on the third floor subject to the lower floor being retail as this is inappropriate for a building whose total use, including the proposed third floor, is intended as a medical/dental facility.

Mrs. E. Atkinson, property owner stated that consideration should be given to the hours of business of the ground floor retail and the traffic of the area as they would affect the proposed residential component.

Mr. Colin Landie requested that consideration be given to approving only establishments which would not generate undesirable noise from customers and related traffic in the early morning hours. He realized that this was not only a zoning problem.

Mr. J. Moore felt that a medical/dental building should be an allowed use under the proposed zoning as it falls into the category of catering to the needs of local residents.

Mr. D. Kerr enquired as to what provision there would be for banks, trust companies, insurance and real estate agencies on the ground floor, as they also serve the needs of local residents.

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Rezoning - West Broadway (cont'd)

MOVED by Ald. Rankin,

THAT the application of the Director of Planning to amend the Zoning and Development By-law be approved, including the recommended amendments put forward this day by the Director of Planning subject to small medical/dental offices primarily catering to the needs of the district residents being permitted on the ground floor under Section 2A of the District Schedules as a conditional use.

- (amended)

(At this point in the proceedings, Ald. Boyce joined the meeting)

MOVED by Ald. Sweeney,

THAT small offices, primarily serving the needs of the district residents, for banks, credit unions, insurance agencies, real estate agencies and trust companies, be added under Section 2A of the District Schedules as uses which may be permitted subject to approval by the Director of Planning.

- CARRIED

(Ald. Cowie, Harcourt and Kennedy opposed)

MOVED by Ald. Volrich,

THAT the Director of Planning consider permitting other uses on the third floor in cases where residential is inappropriate or impractical.

- CARRIED

(Ald. Kennedy opposed)

The Amendments having carried, the motion as amended and reading as follows, was put and CARRIED:

THAT the application of the Director of Planning to amend the Zoning and Development be approved, including the recommended amendments put forward this day by the Director of Planning, subject to small offices, primarily catering to the needs of the district residents, for

- banks
- credit unions
- insurance agencies
- medical/dental facilities
- real estate agencies
- trust companies

being added under Section 2A of the proposed District Schedules as uses which may be permitted on the ground floor subject to approval by the Director of Planning; and the Director of Planning considering uses other than residential being permitted on the third floor where residential appears to be inappropriate or impractical.

- CARRIED

(Ald. Kennedy opposed)

(Council excused Ald. Boyce from voting as she was not present for the Planning Department's review of the application or for the representations from the public).

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COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,  
SECONDED by Ald. Volrich

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the by-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 8.35 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of October 26, 1976, adopted on November 9, 1976.

A. Phillips  
MAYOR

F. D. Little  
CITY CLERK